



DE PARC

A fully entitled, 274-unit, site plan approved multifamily development site in the heart of Fort Lauderdale





Stiles presents the singular opportunity to acquire De Parc, a fully entitled, 274-unit, site plan approved multifamily development site located near vibrant Downtown Fort Lauderdale.

Fueled by a strong long-term growth trajectory and a surge in recent development, Downtown Fort Lauderdale has emerged as one of South Florida’s most desirable urban cores. This demand has driven pricing upward and attracted a wave of top-tier developers seeking to capitalize on the city’s transformation into a thriving, live-work-play destination.

Ideally located in Fort Lauderdale, the property sits at the intersection of the city’s most vibrant districts, with seamless connectivity to Las Olas Boulevard, Flagler Village, FATVillage, and the Riverwalk Arts & Entertainment District. Residents and tenants will enjoy immediate access to cultural landmarks including the nearby Parker Playhouse, major employment centers, and some of the best dining, nightlife, and recreation in the region.

The site also benefits from exceptional regional access, with I-95, US-1, and the Brightline Fort Lauderdale station within 1 mile, and Fort Lauderdale-Hollywood International Airport just minutes away.

PROPERTY SUMMARY

|                                     |   |
|-------------------------------------|---|
| Address                             | 901 E. Sunrise Blvd, Fort Lauderdale FL 33304   |
| Parcel IDs                          | 494234047210, 494234047230, 494234047270, 494234047280, 494234047290, 494234047200 494234047190 |
| County                              | Broward   |
| Lot Size                            | 73,594 square feet combined   |
| Approved Unit Count                 | 274 Units   |
| Approved Height                     | 14 stories  |
| Average Unit Size (Incl. Balconies) | 762 square feet   |
| Approved Parking Count              | 344 Spaces  |
| Gross Leasable Residential Area     | 188,253 square feet   |



## UNIT MIX

| TYPE      | SIZE<br>(W/OUT<br>BALCONIES) | UNIT<br>COUNT | MIX |
|-----------|------------------------------|---------------|-----|
| Studio    | 486 SF                       | 141           | 51% |
| 1 Bedroom | 650 SF                       | 85            | 31% |
| 2 Bedroom | 1,085 SF                     | 41            | 15% |
| Townhomes | 1,600 SF                     | 7             | 3%  |









PRESENTED BY:

Kimberly Barbar  
Senior Vice President  
954-918-7716  
[Kimberly.Barbar@Stiles.com](mailto:Kimberly.Barbar@Stiles.com)

201 E Las Olas Boulevard  
Fort Lauderdale, FL 33301

